



**Zoning & Platting Commission  
December 20, 2011 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

## **AGENDA**

Betty Baker – Chair  
Sandra Baldrige – Parliamentarian  
Cynthia Banks – Assist. Secretary  
Gregory Bourgeois – Secretary

Jason Meeker  
Gabriel Rojas  
Patricia Seeger – Vice-Chair

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

### **A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **B. APPROVAL OF MINUTES**

1. Approval of minutes from December 6, 2011.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2011-0121 - 13825 FM 2769**  
Location: 13825 F.M. 2769, Lake Travis Watershed  
Owner/Applicant: Linda Carter  
Agent: Conley Engineering (Carl Conley)  
Request: DR to GR  
Staff Rec.: **Recommendation of LO-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
  
- 2. Rezoning: C14-2011-0148 - 620 JMJ Zoning**  
Location: 14926 North FM 620 Road, Lake Creek Watershed  
Owner/Applicant: 620 JMJ Ltd. (John Barzizza)  
Agent: Cunningham Allen, Inc. (Jana Rice)  
Request: DR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
  
- 3. Site Plan SPC-2011-0217C - Lakeline Market**  
**Conditional Use**  
**Permit:**  
Location: 14028 North US Hwy 183, Lake Creek, Buttercup Creek Watershed  
Owner/Applicant: 183 BLW, LP (Edward Butler)  
Agent: Bury & Partners (Jonathan Neslund)  
Request: The applicant is requesting a Conditional Use Permit for a Large Retail Use (food sales) in order to construct a retail shopping center.  
Staff Rec.: **Recommended with conditions**  
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
Planning and Development Review Department

- 4. Resubdivision: C8-2011-0121.0A - Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6**
- Location: West Slaughter Lane, Slaughter Creek Watershed  
 Owner/Applicant: BDDDB32, LTD (Will Marsh)  
 Agent: GICE, Inc. (Jason Rodgers)  
 Request: Approval of the Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6, composed of 2 lots into 3 lots on 2.951 acres.
- Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
 Planning and Development Review Department
- 5. Final without Preliminary: C8J-2011-0150.0A - Texas Twenty**
- Location: East Slaughter Lane, Onion Creek Watershed  
 Owner/Applicant: Texas Twenty LTD (Steve Malachowski)  
 Agent: LJA Engineering (Paul Viktorin)  
 Request: Approval of Texas Twenty subdivision, composed of 1 lot into 3 lots on 19.723 acres.
- Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 6. Final Plat: C8-2011-0153.0A - Howard Lane Subdivision**
- Location: 1501 East Howard Lane, Harris Branch Watershed  
 Owner/Applicant: Criterion Harris Ridge Apartments, LP (Pretlow Riddick)  
 Agent: Bury & Partners, Inc. (Daniel Hahoney)  
 Request: Approval of the Howard Lane Subdivision, composed of 1 lot on 24.27 acres.
- Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 7. Final Plat Resubdivision: C8-2011-0163.0A - Plat of Lot 1-C of Resubdivision of Lot 1 Block "B" Double Creek Village**
- Location: 11330 Farrah Lane, Onion Creek Watershed  
 Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffrey Drinkard)  
 Agent: Jones & Carter, Inc. (James Schissler)  
 Request: Approval of the Plat of Lot 1-C Resubdivision of Lot 1 Block "B" Double Creek Village, composed of 2 lots on 14.347 acres.
- Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 8. Final Plat Resubdivision: C8-2011-0162.0A - Ferguson Commercial Section 1, Block A, Lot 4; Resubdivision**  
 Location: 8115 Altoga Drive, Walnut Creek Watershed  
 Owner/Applicant: Xuan Ly  
 Agent: Throrer Design (A. Ron Throrer)  
 Request: Approval of the Ferguson Commercial Section 1, Block A, Lot 4, Resubdivision, composed of 2 lots on 6.609 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Final Plat Resubdivision: C8J-2011-0160.0A - Rio Robles Section Two Block B Lot 33 & East Half of Lot 34, Resubdivision**  
 Location: 1904 Lauranne Lane, Lake Austin Watershed  
 Owner/Applicant: Mr. Dominick Bartolotta  
 Agent: Stansberry Engineering (Blayne Stansberry)  
 Request: Approval of the Rio Robles Section Two Block B Lot 33 & East Half of Lot 34, Resubdivision, composed of 3 lots on 6.68 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Preliminary Plan: C8-2011-0154 - Thornbury II (Smart Housing)**  
 Location: Blue Goose Road, Decker Creek Watershed  
 Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)  
 Agent: Lakeside Engineers (Chris Ruiz)  
 Request: Approval of the Thornbury II (Smart Housing) subdivision, composed of 346 lots on 67.233 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Preliminary Plan: C8-84-047.01 - Seven Oaks Office Park**  
 Location: Bee Caves Road, Barton Creek Watershed  
 Owner/Applicant: Bee Caves Oaks Development (Philip D. Gully)  
 Agent: Land Strategies, Inc. (Paul W. Linehan)  
 Request: Approval of the Seven Oaks Office Park subdivision, composed of 3 lots on 35.8 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Final Plat: C8-2011-0152.0A - Triangle-Tract 5**  
 Location: 4527-1/2 North Lamar Boulevard, Waller Creek Watershed  
 Owner/Applicant: State of Texas (Hal Croft)  
 Agent: Bury & Partners (Paulo Misi)  
 Request: Approval of the Triangle-Tract 5 subdivision, composed of 1 lot on 1.718 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**13. Final Plat: C8J-2011-0157.0A - Eastbourne Crossing**  
Location: East SH 71 Eastbound, Onion Creek/Colorado River Watershed  
Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)  
Agent: Bury & Partners, Inc. (Scott Teeters)  
Request: Approval of the Eastbourne Crossing subdivision, composed of 1 lot on 389.447 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

#### **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.